



GAIL FARBER, Director

**COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS**

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE

August 16, 2016

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

26 August 16, 2016

LORI GLASGOW  
EXECUTIVE OFFICER

**CONSTRUCTION CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
HALL OF JUSTICE CAFETERIA PROJECT  
APPROVE REVISED PROJECT BUDGET  
ADOPT, ADVERTISE, AND AWARD  
AUTHORIZE LOCAL WORKER HIRING PROGRAM  
SPECS. 7378; CAPITAL PROJECT NO. 70999  
(SUPERVISORIAL DISTRICT 1) (3 VOTES)**

**SUBJECT**

Approval of the recommended actions will approve the revised project budget, adopt plans and specifications, allow advertising for construction bids, authorize a Local Worker Hiring program, and authorize the Director of Public Works or her designee to award and execute a construction contract for the project.

**IT IS RECOMMENDED THAT THE BOARD:**

1. Find that the recommended actions are categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed project.
2. Approve the revised total project budget of \$2,731,000 for the Hall of Justice Cafeteria project, Capital Project No. 70999.
3. Adopt the plans and specifications for construction of the Hall of Justice Cafeteria project that are on file with the Department of Public Works.

BIDS: September 7, 2016 at 10:30 a.m.

4. Instruct the Executive Officer of the Board to advertise the project for bids to be received and opened on September 7, 2016, in accordance with the Instruction Sheet for Publishing Legal Advertisements.
5. Delegate authority to the Director of Public Works or her designee to make the determination that a bid is nonresponsive and to reject a bid on that basis, to award to the next apparent lowest responsive and responsible bidder, and to waive inconsequential and nonmaterial deficiencies in bid submittals.
6. Authorize the Director of Public Works or her designee to execute a consultant services agreement with the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule, schedule of values, and submittal list for a \$3,000 not-to-exceed fee funded by the existing project funds.
7. Contingent on the apparent lowest responsive and responsible bidder preparing a baseline construction schedule that is acceptable to the Director of Public Works or her designee, authorize the Director of Public Works or her designee to award and execute a construction contract to that bidder, in the form previously approved by County Counsel, so long as the bid amount does not exceed the estimated construction cost of \$1,870,000, or if the bid exceeds that estimate, the contract can be awarded within the remaining total project budget; to establish the effective date of the contract upon receipt by Public Works acceptable performance and payment bonds and evidence for required contractor insurance; and to take all other actions necessary and appropriate to fully deliver this project.
8. Authorize the implementation of a Local Worker Hiring program for the Hall of Justice Cafeteria project and find that the program furthers a legitimate governmental interest for the reasons stated in this letter and in the project files.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will find that the recommended actions related to the Hall of Justice Cafeteria project are exempt from the California Environmental Quality Act; approve a revised project budget; adopt plans and specifications; advertise for construction bids; authorize a Local Worker Hiring program; and authorize the Director of Public Works or her designee to award and execute a construction contract.

#### **Background**

The Hall of Justice Cafeteria project is located within the Hall of Justice Building at 211 West Temple Street in Downtown Los Angeles. On April 12, 2016, the Board found that the Hall of Justice Cafeteria project, is within the scope of the previously certified Environmental Impact Report for the Hall of Justice Repair and Reuse project; established the proposed Hall of Justice Cafeteria project, Capital Project No. 70999; approved the project budget of \$1,962,000; and authorized the design services for the proposed project to proceed.

#### **Cafeteria Design**

Upon coordination with the design team and review of the existing design plans permitted in 2012, it was determined that additional modifications would be needed in order to update the plans to current design and building code standards. Among these modifications are an

improved grease and smoke ventilation system and noise control measures that will improve operations of the Cafeteria. These required changes have resulted in an increase in project budget.

Plans, specifications, and jurisdictional approvals for the Hall of Justice Cafeteria have now been completed, and we are recommending that the Board adopt and advertise these construction documents for construction bids. In order to expedite construction of the project, it is recommended that the Board authorize the Director of Public Works or her designee to award and execute a construction contract with the lowest and responsible bidder if that low bid can be awarded within the total project budget.

The proposed consultant services agreement requires the apparent lowest responsive and responsible bidder to prepare a baseline construction schedule that conforms to the County of Los Angeles' schedule specification.

It is anticipated that construction will begin in October 2016 and be substantially completed by February 2017.

#### Local Worker Hiring Program

It is recommended that a Local Worker Hiring program with an aspirational goal of at least 30 percent of the total California craft worker hours be implemented for construction with the following key elements:

- Local residency is defined by zip codes in two preference areas within the County of Los Angeles; the Primary Residency Preference Area within a 5-mile radius of the project followed by a Secondary Residency Preference Area that includes zip codes having an unemployment rate in excess of 150 percent of the County average.
- The Local Worker Hiring program will not include a "Disadvantaged Local Worker" component.

#### Green Building/Sustainable Design Program

The project will comply with the Board's Green Building/Sustainable Design program. The facility was designed and constructed to achieve the United States Green Building Council's Leadership in Energy and Environmental Design Gold level certification by incorporating sustainable design features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

#### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability and Integrated Services Delivery. The project helps to achieve these goals by utilizing existing bond proceeds to provide a cafeteria in the building that would reduce the amount of vehicular travel to dining destinations and by installing LED light fixtures which will provide more energy efficiency.

## **FISCAL IMPACT/FINANCING**

On April 12, 2016, the Board approved a total project budget of \$1,962,000, including construction, change orders, kitchen equipment, consultant services, miscellaneous expenditures, and County services. This preliminary cost estimate was based on a review of the original cafeteria design drawings at the time the cafeteria was de-scoped from the Hall of Justice Repair and Reuse project. The revised project budget of \$2,731,000 is an increase of \$769,000 to the original budget and will fund the code upgrades and other needed design and construction components.

The proposed project will be funded using remaining bond proceeds from the Hall of Justice Repair and Reuse project. Any expenditure/cost deemed ineligible for payment via bond proceeds will be evaluated and may potentially be absorbed with existing resources within the Sheriff's Department's and/or the District Attorney's operating budgets. The Chief Executive Office will also work closely with Public Works, the District Attorney, and the Sheriff's Department to ensure planned project related expenditures meet the criteria for reimbursement under bond financing.

### **Operating Budget Impact**

The potential fiscal impact that may result from the Hall of Justice Cafeteria project and the existing and anticipated future unfunded cost increases will be evaluated to determine whether or not these costs can be absorbed within the Sheriff's Department's and District Attorney's existing resources.

The Sheriff's Department plans to operate the cafeteria utilizing staffing from its Food Services Unit. A staffing model similar to the Sherman Block Building food service operation will be used. It is anticipated that the operation will be partially revenue offset. Operating costs such as staffing, services and supplies, as well as associated support costs will be developed and included in the Sheriff's Department's Fiscal Year 2017-18 Operating Budget.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

A standard construction contract will be used that contains terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to, the County's Greater Avenues for Independence and General Relief Opportunities for Work Program, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law), Local Worker Hiring Program for Veterans, Contractor Employee Jury Service Program, and the Los Angeles County's Child Support Compliance Program.

The plans and specifications include the contractual provisions and material requirements necessary for the project and are on file with Public Works Architectural Engineering Division.

Civic art was previously included in the Hall of Justice Repair and Reuse project with a budget of \$1,000,000. Therefore, additional civic art is not required for the cafeteria project.

## **ENVIRONMENTAL DOCUMENTATION**

In June 2006, the Board certified an Environmental Impact Report for the Hall of Justice Repair and Reuse project and a Mitigation Monitoring and Reporting program was adopted. The Environmental Impact Report analyzed the impacts from the build out of the planned interior and exterior improvements to the building. On April 12, 2016, the Board approved the Hall of Justice Cafeteria project and found that the Hall of Justice Cafeteria project is within the scope of the previously certified Environmental Impact Report.

The proposed installation of a negative air mechanical system and vibration isolators and an insulated wall are categorically exempt from CEQA under Sections 15301(a) and (f) and 15303 of the State CEQA Guidelines and Classes 1(d) and (i) and 3 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because they consist of interior alteration and repair of existing structures, addition of health and safety protection devices at existing facilities with no expansion of use and installation of small new equipment in existing structures. In addition, the project is not located in a sensitive environment and there are no cumulative impacts, unusual circumstances, substantial adverse changes to the significance of a historic resource or other limiting factors that would make the exemption inapplicable based on the records of the proposed project.

Upon approval of the recommended actions, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

## **CONTRACTING PROCESS**

Advertising for construction bids will be in accordance with the enclosed County's standard Instruction Sheet for Publishing Legal Advertisements.

As requested by the Board on February 3, 1998, this contract opportunity will be listed on the "Doing Business with Us" website.

Participation by Community Business Enterprises in the project is encouraged through Public Works' CBE Outreach Program and by monitoring the good faith efforts of bidders to utilize CBE.

## **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

There will be minimal impacts to operations at the Hall of Justice due to construction activities for the project. These impacts will be closely coordinated with the Sheriff's Department and District Attorney's Office.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Department of Public Works, Project Management Division II.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:ME:ec

Enclosures

c: Auditor-Controller  
Chief Executive Office (Capital Programs  
Division)  
County Counsel  
District Attorney  
Sheriff's Department  
Office of County Wide Contract Compliance  
Department of Public Social Services  
(GAIN/GROW)

August 16, 2016

**CONSTRUCTION-RELATED CONTRACT  
PUBLIC BUILDINGS CORE SERVICE AREA  
HALL OF JUSTICE CAFETERIA PROJECT  
APPROVE REVISED PROJECT BUDGET  
ADOPT, ADVERTISE, AND AWARD  
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SPECS. 7378; CAPITAL PROJECT NO. 70999**

PUBLISHING LEGAL ADVERTISEMENTS: In accordance with the State of California Public Contract Code Section 20125, you may publish once a week for 2 weeks in a weekly newspaper or ten times in a daily newspaper. Forward three reprints of this advertisement to Department of Public Works Contracts and Business Affairs Division, 900 South Fremont Avenue, 8th Floor, Alhambra, California 91803-1331.

**OFFICIAL NOTICE  
INVITING BIDS**

Notice is hereby given that the Director of Public Works will receive sealed bids for furnishing all materials, labor, and equipment required to complete construction for the following work:

<b><u>SD</u></b>	<b><u>SPECS</u></b>	<b><u>PROJECT</u></b>	<b><u>BID DOC FEE</u></b>	<b><u>DATE OF BID OPENING</u></b>
1	7378	Hall of Justice Cafeteria Project 211 West Temple Street Los Angeles, CA 90012	\$75	September 7, 2016

Copies of the project manual and drawings may be downloaded free of charge from the County of Los Angeles, Department of Public Works website (<http://dpw.lacounty.gov/go/constructioncontracts>), or may be purchased for the fee stated above at the Department of Public Works, **Cashier's office**, located on the **Mezzanine Level** at the following address: **900 South Fremont Avenue, Alhambra, California 91803**. For bid information, please contact Ms. Cheryl Wong of Contracts and Business Affairs Division at (626) 300-2330. Each bid shall be submitted on the required form, sealed, and filed at the Cashier's office no later than **10:30 a.m.** on the date indicated. Bids will be publicly opened, examined, and declared by the Department of Public Works at **11:00 a.m.** on this date in the conference rooms at 900 South Fremont Avenue, Alhambra, California 91803. This project requires the general contractor firm to possess an A or B license classification at the time of bid.

The general contractor and all of its subcontractors of any tier shall be required to pay prevailing wages to all workers employed in the execution of the Project in accordance with Labor Code Section 1770. Copies of the prevailing rate per diem wages are on file at the Department of Public Works, which shall be made available to any interested party upon request.

### **PREBID CONFERENCE**

The Department of Public Works Project Management Division II will hold a mandatory prebid conference at 10 a.m., on August 25, 2016, at the Project site, 211 West Temple Street, Los Angeles, California 90012, to provide information on the scope of work and answer basic questions from the potential bidders. Detailed questions or additional information must be submitted in writing to Ms. Cheryl Wong with the Department of Public Works Contracts and Business Affairs Division by email at [CWONG@dpw.lacounty.gov](mailto:CWONG@dpw.lacounty.gov) or you may contact her at (626) 300-2330.

### **OTHER INSTRUCTIONS**

The County supports and encourages equal opportunity contracting. The contractor shall make good faith efforts as defined in Section 2000 of the Public Contract Code relating to contracting with Community Business Enterprises.

The Board of Supervisors reserves the right to reject any or all bids or to waive technical or inconsequential errors and discrepancies in bids submitted in the public's interest.

Si necesita información en español, por favor llame al Telefono (626) 458-2563.



Individuals requiring reasonable accessibility accommodations may request written materials in alternate formats, physical accessibility accommodations, sign language interpreters or other reasonable accommodations by contacting our departmental Americans with Disabilities Act Coordinator at (626) 458-4081, from 7:30 a.m. to 5:00 p.m., Monday through Thursday (excluding holidays). Persons who are deaf or hard of hearing may make contact by first dialing the California Relay Service at 7-1-1. Requests should be made at least one week in advance to ensure availability. When making a reasonable accommodation request, please reference **[PM-3]**.





Individuos que requieran acomodamiento razonable accessible pueden solicitar materiales escritos en formatos alternativos, acomodamiento físico accesible, intérpretes en lenguaje de señas Americano ú otros acomodamientos razonables comunicándose con nuestro Coordinador Departamental del Acto de Americanos con Incapacidades al (626) 458-4081, de 7:30 a.m. a 5:00 p.m., Lunes a Jueves (excluyendo días festivos). Personas sordas o con problemas auditivos pueden comunicarse primero marcando al Servicio de Difusión de California al 7-1-1. Solicitudes pueden hacerse por lo menos una semana antes para asegurar disponibilidad. Cuándo se haga una petición reasonable para acomodo, por favor mencione **[PM-3]**.

By order of the Board of Supervisors of the County of Los Angeles, State of California, dated August 16, 2016.

Specs. 7329

LORI GLASGOW, EXECUTIVE OFFICER OF  
THE BOARD OF SUPERVISORS OF THE  
COUNTY OF LOS ANGELES